

FOOTING AS-BUILT CERTIFICATE

-for-

GENNADIY SIZONENKO

6321 Tingle Ave
w/permit 91619

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

BENCHMARK

ASSUMED ELEV.= 945.6 TOP NUT OF HYDRANT
AT NE CORNER OF W 64TH. STREET & TINGDALE
AVENUE.

LEGAL DESCRIPTION

Lot 25 and the North 33.00 feet of Lot 24,
NORMANDALE SECOND ADDITION, Hennepin County, Minnesota

HARDCOVER

AREA IMPERVIOUS OF LOT 2780.34 SQ. FT.
AREA TOTAL OF LOT 11188.25 SQ. FT.
HARDCOVER OF LOT 24.85%

ZONING

R-1, SINGLE DWELLING UNIT

LEGEND

- ☐ DENOTES WOODEN HUB
- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR
WITH PLASTIC CAP "PLS 25105"
- ▨ DENOTES PROPOSED BITUMINOUS SURFACE
- DENOTES DRAINAGE FLOW
- ☐ DENOTES DECIDUOUS TREE
- DENOTES BOUNDARY LINE
- ▨ DENOTES STORM CATCH BASIN (SQUARE)
- ⊙ DENOTES STORM CATCH BASIN (ROUND)
- DENOTES SETBACK LINE
- 999.9 --- DENOTES EXISTING CONTOUR LINE
- DENOTES CHAINLINK FENCE
- DENOTES WOOD FENCE
- OE— DENOTES OVERHEAD ELECTRIC
- DENOTES LOT LINE
- ⊙ DENOTES ELECTRIC POWER POLE
- ⊙ DENOTES SANITARY MANHOLE
- ⊙ DENOTES WATER CURB STOP
- ⊙ DENOTES GAS LINE
- ⊙ DENOTES TREE TO BE REMOVED
- ⊙ DENOTES LIGHT POLE TO BE REMOVED

NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. CONTRACTOR MUST VERIFY PROPOSED ELEVATIONS.
3. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY THE SURVEYOR.
4. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
5. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

PROPOSED HOUSE ELEVATION

BASEMENT SLAB ELEVATION: 929.93
GARAGE SLAB ELEVATION: 938.17
FIRST FLOOR ELEVATION: 940.33
SECOND FLOOR ELEVATION: 952.02

MINIMUM SETBACKS

FRONT STREET (AVG. BETWEEN ADJACENT HOUSES) 25 FT.
REAR YARD 10+10.28/2=15.14 FT.
INTERIOR HOUSE SIDE YARD 5 FT.
INTERIOR GARAGE SIDE YARD 5 FT.

